Bloomfield Hills Board Meeting
Thursday, May 22, 2025.
Gibsonia Baptist Church Meeting Hall
5440 US Highway 98 North Lakeland, FL.33809

MINUTES

Establish Quorum & Call to Order
Present were Rick Stoer, Lawrence Streeter, Kathryn Streeter, Joshua Borem, Blaine Patterson & Louise Gustafson. Erick Dokendorf were absent.

Delroy Brown, Association Manager, was present for Sentry Management.
Rick Stoer called the meeting to order at 6:30p.m.

Proof of Notice
Meeting notice was posted in accordance with the association's documents and F.S. Ch. 720.

Approval Board Minutes
Motion was made by Rick Stoer to approve the minutes for January 9, 2025. Second by Joshua Borem. All in favor.

Management Reports
The Financial and Manager's updates were presented.

Old business-None

New Business

- **Bridge/Pond Repair:**
  A copy of the revised cost from Site Masters of Florida, LLC was presented to the Board for review. See attachment

- **Tennis Court Fence Repair:**
  The tennis court repairs have been completed. Payment has been made in full.

- **Special Assessment.**
  A motion was made for a special assessment of the amount $550-$800.00 for the

bridge and pond repair, and not to exceed $238,400.00. Second by Rick Stoer. All in favor.

Open Forum

- Residents discussed their concerns for the special assessment and were in favor/ agreeable.
- Tim Cooney explained the tenants of the engineer presentation. See attached.
- Management discussed confirmation from the association attorney to explain if a membership vote is needed for the special assessment. Waiting for the attorney's response.

Next Meeting Date. TBD.

Adjournment

A motion was made by Louise Gustafson to adjourn at 7:40 P.M. Second by Blaine Patterson. All in favor.

Prepared by: Delroy Brown, CAM

Site Masters of Florida, LLC

Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Bloomfield Hills HOA

Pond 100 Outfall Remediation

5/19/2025 REVISION

General Conditions	
- Erosion and turbidity control	$12,000
- Preparation of staging area and ingress/egress path	$9,500
- Dewatering of work area	$18,000
Sub-Total	**$39,500**
Demolition/Clean-up	
- Remove debris and soil deposits from wetland	$7,500
- Remove pedestrian bridge and control structure	$3,500
Sub-Total	**$11,000**
Construction	
- Form and pour concrete control structure	$26,000
7' x 32' x 6" thick wall with reinforcing steel	
5' wide x 32' x 12" footer with reinforcing steel	
32' long x 3' deep "seepage cut-off" wall on footer	
- Aluminum skimmer	$2,000
- Geo-fabric and rubble rip-rap in discharge swale	$8,000
- Provide, place, and compact Import fill (1500 cy clay)	$55,500
- Remove 1000 cy of existing berm soil	$18,000
- Wooden pedestrian bridge (40' long x 6' wide)	$30,000
- Concrete path (40' x 4' wide x 4" thick)	$2,400
Sub-Total	**$141,900**
Restoration	
- removal of erosion and turbidity controls	$1,000
- re-grading of ingress/egress path and staging area	$1,500
- seed and mulch staging area and access path	$1,500
- repair concrete path portion of access path	$24,000
- re-install fence at pedestrian path entrance	$7,000
- replace landscape at pedestrian path entrance	$2,500
- bahia sod pond berm	$8,500
Sub-Total	**$46,000**
GRAND TOTAL	**$238,400**

May 6, 2025

Sentry Management
1645 E Highway 50, Suite 201
Clermont, FL 34711

Attention: Rick Stoer

Reference: Geotechnical Letter Report
Bloomfield Hills Pond 100
SWC of Gibsonia-Galloway Rd and US Hwy 98
Polk County, Florida
UES Project No. 0830.2500051

Dear Mr. Stoer:

UES has completed a limited geotechnical exploration on the above-referenced site in Lakeland, Florida. Our scope of services was in general accordance with UES Opportunity Number 0830.0225.00004, dated February 11, 2025 and authorized by you on March 20, 2025.

Project Description

We understand that a stormwater pond (Pond 100) control structure has washed out during a recent hurricane/storm event. A limited geotechnical engineering evaluation was requested to provide earthwork recommendations for re-construction of the control structure along the pond bank. We understand that the re-construction will follow the original design criteria.

Field Exploration

During our field exploration, UES personnel performed shallow hand auger borings at the base of the previous control structure location. Soil samples were also collected from the washed-out portion of the embankment side to evaluate the embankment soils. The approximate test locations are shown on **Figure 1**.

Results

Soil Borings

Our soil borings performed near the base of the control structure encountered soils consisting of fine sand (SP) and clayey sand (SC) from existing grade to boring termination at about 3 to 3.5 feet below grade. The results of laboratory testing performed on samples of the clayey sand (SC) soils ranged from 14.2 to 27.0 percent.

Soil samples collected from the side of the embankment near the failure indicated that the soils consisted of cemented silt to clayey sands (SM/SC) from the crest to base of the embankment. The results of laboratory testing conducted on the embankment soils indicated fines contents ranged from 12.6 to 30.3 percent.

Groundwater was encountered at depths of about 1 to 2 feet below grade within the hand auger borings performed near the base of the failed structure.

GENERAL EARTHWORK RECOMMENDATIONS

We understand that the control structure re-construction will follow the original design specifications for the grades and elevations for the structure and slopes of the embankment. Please note that restoring the control structure and embankment to the original design will provide the same factor of safety as the original design. Note this design failed under heavy and extended rainfall and may need to be repaired under similar conditions in the future. We also recommend retaining a civil engineer to review the original design documents and determine if the design is adequate.

Below we are providing general earthwork recommendations to help with preparation and compaction of the foundation soils, embankment soils, and tie-in of the new embankment with the existing embankment.

Site Preparation

Site Stripping / Undercutting

Before earthwork and construction activities begin, all existing topsoil, vegetation, surface debris, large roots down to finger-size, and any other deleterious material should be removed from within the construction limits. Site stripping should extend at least ten feet beyond the construction area. ***Additionally, the existing embankment needs to be cut a minimum of 30 feet from the control structure to facilitate tie-in of the new control structure and embankment.*** *Any pockets of organics, organic laden soils and/or deleterious material such as buried debris should be undercut to competent soil. The resulting excavations should be backfilled with structural fill placed in maximum one-foot thick lifts. Backfill soils should be of the same composition and be compacted to the same criteria as structural fill soils. This process should be observed by a geotechnical engineer or his representative to check that all organics, organic laden soils and/or deleterious material has been removed.*

Proof-Rolling / In-Place Densification

Following site stripping, and cutting the existing embankment (30 feet on either side of the planned new control structure), and prior to any fill placement or beginning construction, proof-rolling / in-place densification of the ground surface with a heavy vibratory roller should be performed within the construction area.

Compaction within the construction area should continue until the soils appear relatively firm and unyielding and the soils have achieved a relative compaction of at least 95 percent of modified proctor maximum dry density (ASTM D1557) to a depth of at least 2 feet below the stripped ground surface or below the control structure foundation whichever is lower.

Proof-rolling and densification efforts should be closely monitored by a geotechnical engineering technician to observe any unusual or excessive deflection of the soils beneath the compacting equipment used. If unusual or excessive deflection is observed, then the areas should be undercut to firm soil and backfilled with compacted structural fill placed in maximum one-foot thick lifts.

Borrow Areas

Structural Fill Suitability

Definition

Embankment fill soils should contain 20 to 30 percent fines (materials conforming to SC or SM in the Unified Soil Classification System).

Fill soils should be free of debris and should contain less than 5 percent organic content, as determined by ASTM D2974. Fill soils should not contain particles larger than 2 inches in dimension.

Placement

Structural fill with fines content greater than 12 percent should be placed in maximum 6-inch loose lifts.

The fill material should be compacted to at least 95 percent of its modified Proctor maximum dry density (ASTM D1557) and the moisture content maintained within +3 to -2 percent of the optimum moisture content (ASTM D1557) during placement.

Field density testing to verify compaction should be performed for each lift of structural fill placed for each 5,000 ft^2.

Depending on the time of year construction occurs, materials excavated containing clay fines may exist in a saturated condition. These soils will require processing and drying to achieve a moisture content to allow placement and proper compaction. Spreading the clayey material in thin lifts (6 inches loose thickness) and aerating by disking can facilitate and hasten the drying process. Disking will also be useful to breakdown larger clods of clayey soils. Specialty equipment typically associated with clayey soils such as a sheep's foot roller will also be required to achieve proper compaction.

The placement and compaction of moisture sensitive soils of this type will require time and effort beyond that typically associated with sandy soils. A grading contractor experienced with placing and compaction of clayey soils can likely reduce costly project delays due to soil conditions.

Embankment Tie-In

We recommend that the embankment fill placed against the control structure shall tie into the existing embankment on either side in a stair-step fashion with placement of each lift of fill. The stair-steps should be 12 inches thick and shall have a minimum of 3

feet of overlap. The exiting embankment will need to be cut back to facilitate the tie-in as described above.

Additionally, because the existing embankment soils were significantly dry and cemented, it is paramount that during construction of the stair-step tie-in, the soils within the existing embankment need to be sufficiently moistened so as to form a good bond between the new fill and the existing embankment.

Please do not hesitate to contact us if you should have any questions, or if we may further assist you.

Respectfully submitted,

UES Professional Solutions, LLC
Certificate of Authorization No. 549

DRAFT

Pavan K. Kolukula, P.E.
Senior Geotechnical Engineer
Professional Engineer No. 83670
Date: _____

James Stephenson, P.E.
Project Manager

Copy to: Mr. Tim Cooney
Attachments: Figure 1 – Boring Location Plan
Appendix A – Soil Boring Profiles

LEGEND

HA-1 Approximate HAND AUGER boring location

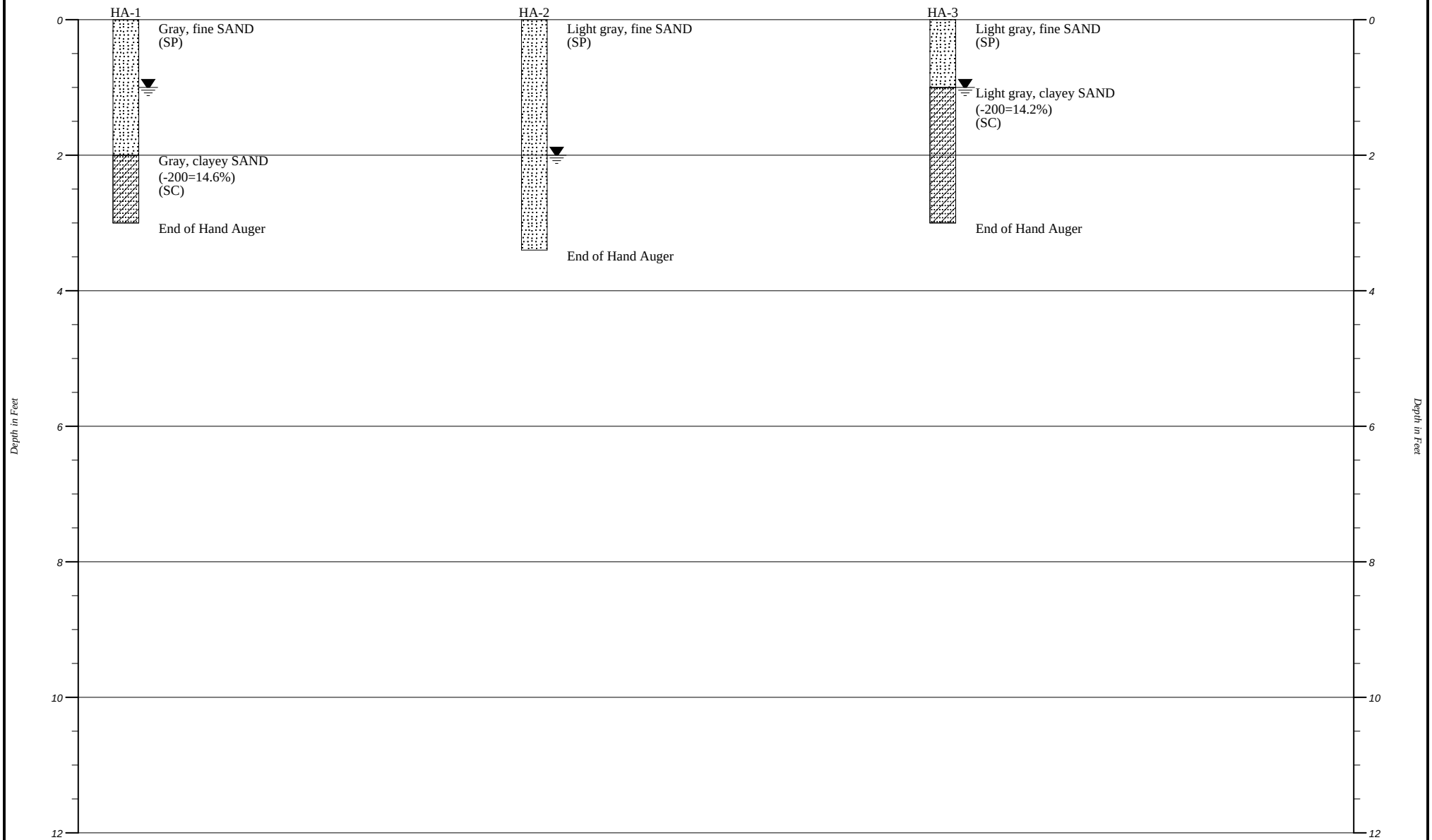
UES™
Geotechnical Engineers
Construction Material Testing
2734 Causeway Center Dr
Tampa, Florida 33619
PHONE: 813.621.8168
FAX: 813.621.8232
www.faulknereng.com

BLOOMFIELD HILLS POND 100
SWC OF GIBSONIA-GALLOWAY RD AND US HWY 98
LAKELAND, POLK COUNTY, FLORIDA

BORING LOCATION PLAN

FIGURE 1

REVIEWED BY: PK	CLIENT: BLOOMFIELD HILLS HOA C/O SENTRY MANAGEMENT			
PROJECT No: 0830.2500051	DRILLING DATE: 4/9/2025	DRAWING DATE: 4/16/2025	DRAWN BY: SC	SCALE:



Plan View

Poorly graded sand

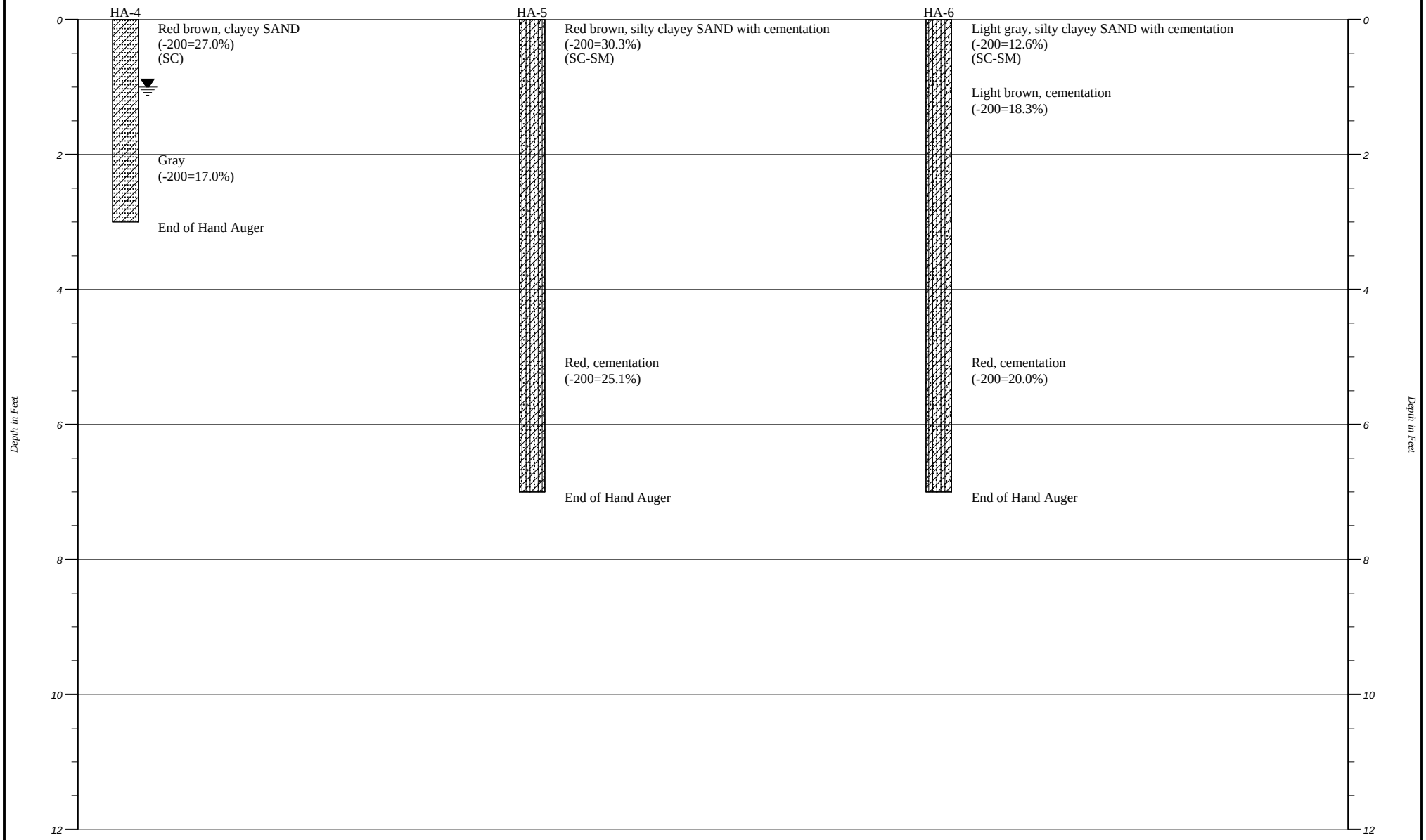
Clayey sand

UES
AUGER BORING/TEST PIT PROFILES

HORIZONTAL SCALE:	DRAWN BY/APPROVED BY	DATE PERFORMED
VERTICAL SCALE: 1"=2'	MM/SC	4/9/2025

Bloomfield Hills Pond 110

PROJECT NO. 0830.2500051



Plan View

Poorly graded sand

Clayey sand

Poorly graded clayey silty sand

UES

AUGER BORING/TEST PIT PROFILES

HORIZONTAL SCALE:	DRAWN BY/APPROVED BY MM/SC	DATE PERFORMED
VERTICAL SCALE: 1"=2'		4/9/2025

Bloomfield Hills Pond 110

PROJECT NO. 0830.2500051